



## New Single Storey Villa With 105 M2 Of Living Space On A 352 M2 Plot.



### Emlakçı Bilgisi

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Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 268,750

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34460
Yayınlandı:	06.03.2023

### Açıklama:

Pretty village with cafe/restaurant, 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach.

New single storey villa with 105 m2 of living space including 3 bedrooms and on a 352 m2 plot. In a quiet street of a small new residential area (6 houses). Reduced notary fees.

Interior = Living room/kitchen of 47 m2 + hall of 6.3 m2 + 3 bedrooms of 12.5 m2, 14.6 m2 and 11.7 m2 + laundry room of 4.9 m2 + washroom of 5.2 m2 + WC + garage of 19.7 m2.

Exterior = Plot of 352 m2 that could accept a small pool.

Extras = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 330 Euros and 510 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax valued at about 900 Euros + reduced notary fees.

Price = 268.570 Euros (New and well located)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at



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the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 60094

Property Size: 105 m2

Property Lot Size: 352 m2

Bedrooms: 3

Bathrooms: 1

Reference: C283550E

## Other Features

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

## Genel Bilgiler

Yatak odası: 3

Banyo: 1

Bitmiş metrekare: 105 m2

Arazi Büyüklüğü: 352 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.538

